



February 12, 2016

Glen Markegard, Planning Manager
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

Subject: Request to Amend Condition #21 – Site Development Agreement, Hyland Hills Chalet

Dear Mr. Markegard,

At its regular meeting of June 22, 2015, the City Council approved an amendment to Condition #21 to allow for the installation of a pilot ski hill maintenance lighting system for the 2015-2016 ski season. The pilot lighting system was installed last November and is currently in operation for the 2015-16 ski season. Three Rivers Park District (Park District) is requesting, via this application, that the City Council (at their March 21st, 2016 meeting) consider a permanent revision to the condition to remove the up-slope lighting requirement based on the pilot lighting system's success in reducing impacts to surrounding property owners.

The following summarizes the Park District's request, along with the attached Development Application, required fee, and supporting documentation.

Request to Permanently Amend Condition #21

Background

The Park District is requesting an amendment to permanently revise Amended Condition #21, Exhibit B, of the April 9, 2014 Site Development Agreement for the HSSA Chalet Re-development project. The Amended Condition No. 21 reads as follows:

21. To reduce the impacts of ski slope lighting on surrounding property owners, by November of 2016, Three Rivers must install a secondary slope lighting system for maintenance purposes (including grooming and snow-making). The secondary slope lighting system must direct all lights up-slope and must be wired to allow multiple maintenance zones. After hours and except for emergencies, general slope lighting must be extinguished and lights for maintenance purposes may only be used when maintenance is underway in a particular maintenance zone.

For the 2015-2016 ski and snowboard season, Three Rivers may install a pilot maintenance lighting system designed to reduce impacts on surrounding property owners through the use of shields, louvers, or angled fixtures rather than by directing all lights up-slope. In February 2016, Three Rivers may apply again to amend this condition and remove the up-slope lighting requirement for maintenance lighting. The City Council will review any future amendment to the up-slope lighting requirement based on the pilot lighting system's success in reducing impacts to surrounding property owners.

Request

The Park District requests an amendment to permanently revise the condition to remove the up-slope lighting requirement and include language describing the actual design and operational characteristics that make the pilot lighting system successful at reducing impacts to surrounding property owners.

Rationale

The rationale behind the request is:

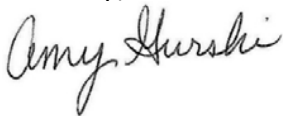
- The Park District's currently installed maintenance lighting system (see Exhibit A), comprised of existing fixtures, new LED angled fixtures with shields, and re-circuiting to allow for multiple maintenance zones successfully achieves the overall goal to reduce impacts to surrounding property owners.
 - The Park District and City have received zero complaints regarding the lighting from the surrounding property owners since season start-up in late November through this writing.
 - Park District and City staff reviewed the pilot lighting system at an evening meeting during after-hours maintenance on January 12, 2016.
 - Overall, City staff were satisfied that the pilot lighting system met the intent of reducing impacts to surrounding property owners, subject to City Council's determination.
 - City staff did suggest tweaking the angle of a single fixture, which Park District staff has subsequently adjusted, resulting in even further reduction of light impacts.
 - See Exhibit B for photos that demonstrate and support the Park District's position that the pilot lighting system successfully reduces impacts to surrounding property owners.
 - City Council members are welcome to visit Hyland Hills to view the maintenance lighting system during after-hours operation; see Exhibit C for the best viewing location and times.

Requested Amendment:

The Park District is requesting the Amended Condition #21 be permanently revised to read as follows:

21. To reduce the impacts of ski slope lighting on surrounding property owners, the lighting system for maintenance purposes must be wired to allow multiple maintenance zones. After hours and except for emergencies, general slope lighting must be extinguished and lights for maintenance purposes may only be used when maintenance is underway in a particular maintenance zone. To reduce impacts on surrounding property owners, the maintenance lighting system must use shields, louvers, or angled fixtures to minimize glare on surrounding properties.

Sincerely,



Amy Gurski
Director of Design – Three Rivers Park District

Attachments

- Development Application
- Fee
- Exhibit A – Layout: Hyland Hills Pilot Lighting System
- Exhibit B – Before and After Photo Comparisons (taken from Northwood Ridge)
- Exhibit C – Map of Viewing Location & Times

CC: Randy Quale, City of Bloomington
Londell Pease, City of Bloomington
Boe Carlson, Superintendent-Three Rivers Park District
Tom McDowell, Associate Superintendent-Three Rivers Park District
Fred Seymour, Alpine Services Manager-Three Rivers Park District
Jason Zemke, Senior Manager of Architecture-Three Rivers Park District

Exhibit A:

Hyland Hills Ski Area Lighting Operations Plan

(Pilot lighting system installed Nov. 2015)

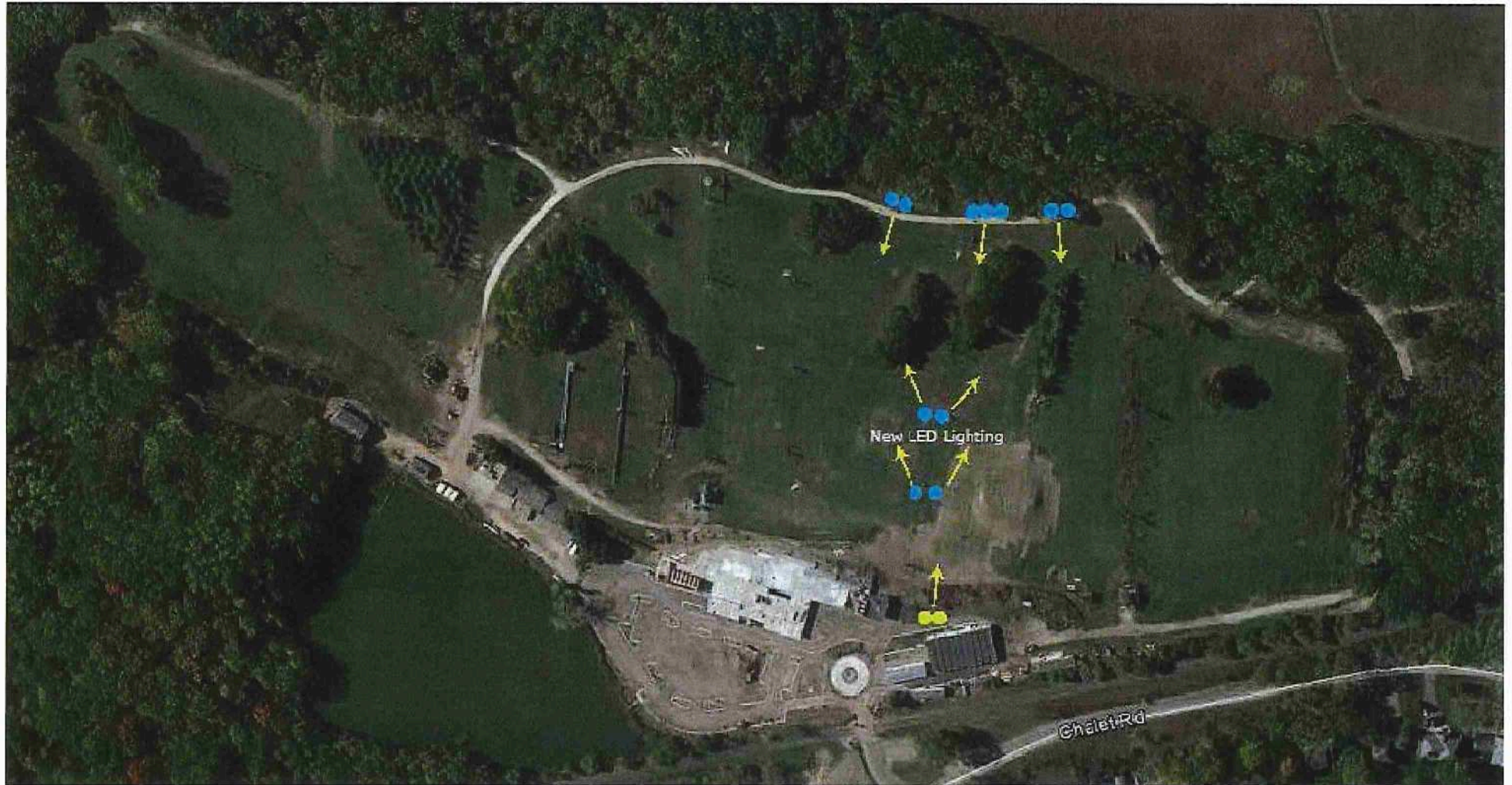


Exhibit B:

Hyland Hills Ski Area Lighting Operations Plan Before and After Comparisons

Note: photos taken from Northwood Ridge



During Ski Hours 2015/16 season



After Hours Grooming 2015/16 season
(After pilot lighting system installed)



After Hours Grooming 2014/15 season
(Before pilot lighting system installed)



After Hours Grooming 2015/16 season
(After pilot lighting system installed)



Exhibit C: Hyland Hills Ski Area Lighting Operations Plan Viewing Location & Times

